

**REAL ESTATE APPRAISERS BOARD  
MINUTES  
MADISON, WISCONSIN  
DECEMBER 7 1999**

**PRESENT:** Paul "Rick" Vozar, Patrick Buckett; Lill Hauschild, Gary Cuskey; LaMarr Franklin, Mary Reavey, James Caven (by telephone conference)

**STAFF PRESENT:** Alfred Hall, Jr., Becky Fry and Ruby Jefferson-Moore (Legal Counsel)

**GUESTS:** Gordy Steinbock      MGIC – by teleconference  
Arlene Norris      WHEDA – by teleconference  
James Langdon      WHEDA – by teleconference

**CALL TO ORDER**

The meeting was called to order at 7:32 a.m. by Rick Vozar, Chair, upon confirmation that the public notice was timely given. A quorum of seven members was present.

**AGENDA**

**MOTION:** Patrick Buckett moved, seconded by LaMarr Franklin, to adopt the agenda as published. Motion carried unanimously.

**MINUTES (11/17/99)**

**MOTION:** Lill Hauschild moved, seconded by Gary Cuskey, to approve the minutes as written. Motion carried unanimously.

**ADMINISTRATIVE REPORT**

**Bureau Director's Report**

Alfred Hall reminded the Board members that their presence was needed for voting on a Final Decision and Order during closed session.

**LEGISLATIVE ISSUES**

**AB 529-and SB 251-Relating to Property Appraisals, Etc.**

James Langdon explained to the Board the purpose of the Wisconsin Housing and Economic Development Authority (WHEDA) introduction of the legislation. He also reviewed an amendment that was adopted in the Senate Bill that clarifies the intention of the bill, regarding requiring an appraisal. Mr. Langdon pointed out that the bill does not favor property value insurance or appraisals, but does create a number of options that are available to home buyers.

Board members asked various questions regarding the WHEDA proposal and discussed property value insurance versus an appraisal. Board members felt the WHEDA proposal was not in the best interest of the public.

Gordy Steinbock and Arlene Norris explained how property value insurance works.

Gary Cuskey asked whether WHEDA had received an opinion from the Department of Financial Institutions or Federal Deposit Insurance Corporation (FDIC) on the property value insurance practice.

Gordy Steinbock indicated that WHEDA is in the process of getting such information. Both Freddie Mac and Fannie May allow the alternative valuation approach to be used on loans that they have purchased.

Jim Langdon stated that WHEDA is working with State Representative Tom Sykora on specific legislation to address the issue of property flipping.

The Board agreed that the proposed WHEDA legislation is going to allow properties to sell that are overpriced and real estate deals should not be completed in a day, for the protection of the buyer.

Lill Hauschild indicated that the Wisconsin Realtors Association is currently in support of the proposed legislation because property value insurance has a quicker time frame than an appraisal.

## **NEW BUSINESS**

James Caven reviewed information from the October 1999, USPAP conference he attended.

## **RECESS TO CLOSED SESSION**

**MOTION:** LaMarr Franklin moved, seconded by Patrick Buckett, to convene the meeting in Closed Session pursuant to Sections 19.85(1)(b) and (f), Wis. Stats.: to consider the licensing or discipline of a person licensed by the Department or the investigation of charges against such a person. Specifically, to discuss the issue of case status reports, case closings, monitoring reports, deliberations on stipulations that may be signed after printing of the agenda, pending applications, and disciplinary proceedings. Motion carried by a roll call vote: LaMarr Franklin-yes; Lill Hauschild-yes; Patrick Buckett-yes; Gary Cuskey-yes; Mary Reavey-yes; James Caven-yes; Rick "Paul" Vozar-yes.

Closed Session convened at 8:25 a.m.

The Board deliberated on case status reports and a final decision and order.

### **RECONVENE IN OPEN SESSION**

**MOTION:** Mary Reavey moved, seconded by Lill Hauschild to reconvene in open session at 8:27 a.m. Motion carried unanimously.

### **VOTING ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION**

#### **FINAL DECISION AND ORDER**

**MOTION:** Patrick Buckett moved, seconded by Lill Hauschild, to accept the Final Decision and Order Adopting Stipulation relating to 98 APP 011, Edmund A. Landowski. Motion carried with Rick Vozar and Gary Cuskey abstaining.

**MOTION:** Lill Hauschild moved, seconded by LaMarr Franklin, to authorize Alfred Hall to sign the Final Decision and Order for 98 APP 011, Edmund A. Landowski, on behalf of the Board. Motion carried with Rick Vozar and Gary Cuskey abstaining.

#### **SUCH OTHER ITEMS AS AUTHORIZED BY LAW**

None.

#### **ADJOURNMENT**

**MOTION:** Gary Cuskey moved, seconded by Lill Hauschild, to adjourn the meeting at 8:29 a.m. Motion carried unanimously.

Next Meeting: February 23, 2000